

Approved pursuant to the Delegated Authority contained in Article 1 of City of Toronto Municipal Code Chapter 213, Real Property

Prepared By:	Sami Aljundi	Division:	Corporate Real Estate Management										
Date Prepared:	October 9, 2025	Phone No.:	416-338- 4862										
Purpose:	To declare surplus a portion of the City-owned property located at 800 Kipling Avenue and to authorize the invitation of an offer to purchase the property from Hydro One Networks Inc. ("HONI").												
Property:	Part of the property municipally known as 800 Kipling Avenue, designated as Parts 1, 2, 3, 4, and 5 on Reference Plan 66R-33588, being part of PIN 07549-0196 (LT), City of Toronto, as shown in Appendix "A" (the "Property").												
Actions:	1. The Property be declared surplus and an offer to purchase the Property be invited from HONI. 2. Notice be published in a newspaper in circulation in the area of the Property and be posted on the City's website. 3. All steps necessary to comply with the City's real estate disposal process, as set out in Chapter 213 of the City of Toronto Municipal Code, be taken												
Financial Impact:	There are no financial implications resulting from this approval. The Chief Financial Officer and Treasurer has reviewed this DAF and agrees with the financial implications as identified in the Financial Impact section.												
Background:	The City acquired the property from Ontario Power Generation (OPG) in 2023. At the time of the City's acquisition, the ownership of the Property was in dispute between OPG and HONI. The matter went to arbitration, and the court ultimately ruled in HONI's favour. HONI has now requested that the City sell this portion to them at fair market value to protect their existing assets on the land. The Property was not acquired through expropriation proceedings.												
Comments:	A circulation to the City's Divisions and Agencies was undertaken to ascertain whether or not there is any municipal interest in retaining the Property. No municipal interest was expressed. Staff of the Housing Secretariat has determined that there is no interest in the Property for affordable housing. Accordingly, it is appropriate that the Property be declared surplus. The Technical Review Committee has reviewed this matter and concurs.												
Property Details:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Ward:</td> <td>3 - Etobicoke-Lakeshore</td> </tr> <tr> <td>Assessment Roll No.:</td> <td></td> </tr> <tr> <td>Approximate Size:</td> <td></td> </tr> <tr> <td>Approximate Area:</td> <td>1.33 Acres</td> </tr> <tr> <td>Other Information:</td> <td></td> </tr> </table>			Ward:	3 - Etobicoke-Lakeshore	Assessment Roll No.:		Approximate Size:		Approximate Area:	1.33 Acres	Other Information:	
Ward:	3 - Etobicoke-Lakeshore												
Assessment Roll No.:													
Approximate Size:													
Approximate Area:	1.33 Acres												
Other Information:													
	☐ Yes ☒ No Lands are located within the Parks & Open Space Areas of the Official Plan, within or outside of the Green Space System.												

Pre-Conditions to Approval:

- ☐ (1) **Highways:** The General Manager of Transportation Services has concurred in the Highway being declared surplus conditional upon City Council approving the permanent closure of the Highway.
- ☐ (2) **Lands located within the Parks & Open Space Areas of the Official Plan, within or outside of the Green Space System:**
- ☐ A. A site-specific Official Plan Amendment has been enacted and is in force exempting the lands from the prohibition on sale or disposal; or
- ☐ B. The Chief Planner & Executive Director of City Planning and the General Manager of Parks & Recreation have confirmed that:
- ☐ (a) the land being exchanged is (i) nearby land of equivalent or larger area, and (ii) of comparable or superior green space utility; or
- ☐ (b) the sale or disposal satisfies the criteria for sale or disposal in Policy 4.3.9 of the Official Plan.

Deputy City Manager, Corporate Services has approval authority for:

- ☒ (1) declaring land surplus and approving the intended manner or process by which the sale of the land will be carried out, provided that the local Councillor does not require the matter to be determined by Council through the appropriate standing committee (§ 213-1.6).
- ☒ Councillor does not require the declaration of surplus or the intended manner or process by which the sale of the land will be carried out to be determined by Council.
- ☒ (2) determining the method of giving notice to the public, following consultation with the local Councillor (§ 213-1.7).
- ☒ Councillor has been consulted regarding method of giving notice to the public.
- ☐ (3) exempting sales to the following public bodies from the requirement for an appraisal, provided that the local Councillor (or if the land abuts other wards, the local Councillors) does not require the determination to be made by Council (§ 213-1.4):
- ☐ (a) a municipality
- ☐ (b) a local board, including a school board and a conservation authority
- ☐ (c) the Crown in right of Ontario or Canada and their agencies
- ☐ n/a Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (3)(a)-(c) applies.]**
- ☐ (4) exempting the sale of land in the following classes from the requirement for an appraisal and/or for notice to the public, provided that the local Councillor(s) (if the land abuts other wards) does not require the determination to be made by Council (§ 213-1.5):
- ☐ (a) land 0.3 metres or less in width acquired in connection with an approval or decision under the *Planning Act*
- ☐ (b) closed highways if sold to an owner of land abutting the closed highways
- ☐ (c) land formerly used for railway lines if sold to an owner of land abutting the former railway land
- ☐ (d) land does not have direct access to a highway if sold to the owner of land abutting that land
- ☐ (e) land repurchased by an owner in accordance with section 42 of the *Expropriations Act*
- ☐ (f) easements
- ☐ n/a Councillor(s) agrees with exemption from appraisal. **[Revise box to an x if any of (4)(a)-(f) applies.]**
- ☐ n/a Councillor(s) agrees with exemption from notice to the public. **[Revise box to an x if any of (4)(a)-(f) applies.]**
- ☐ (5) revising the intended manner of sale.
- ☐ (6) rescinding the declaration of surplus authority.

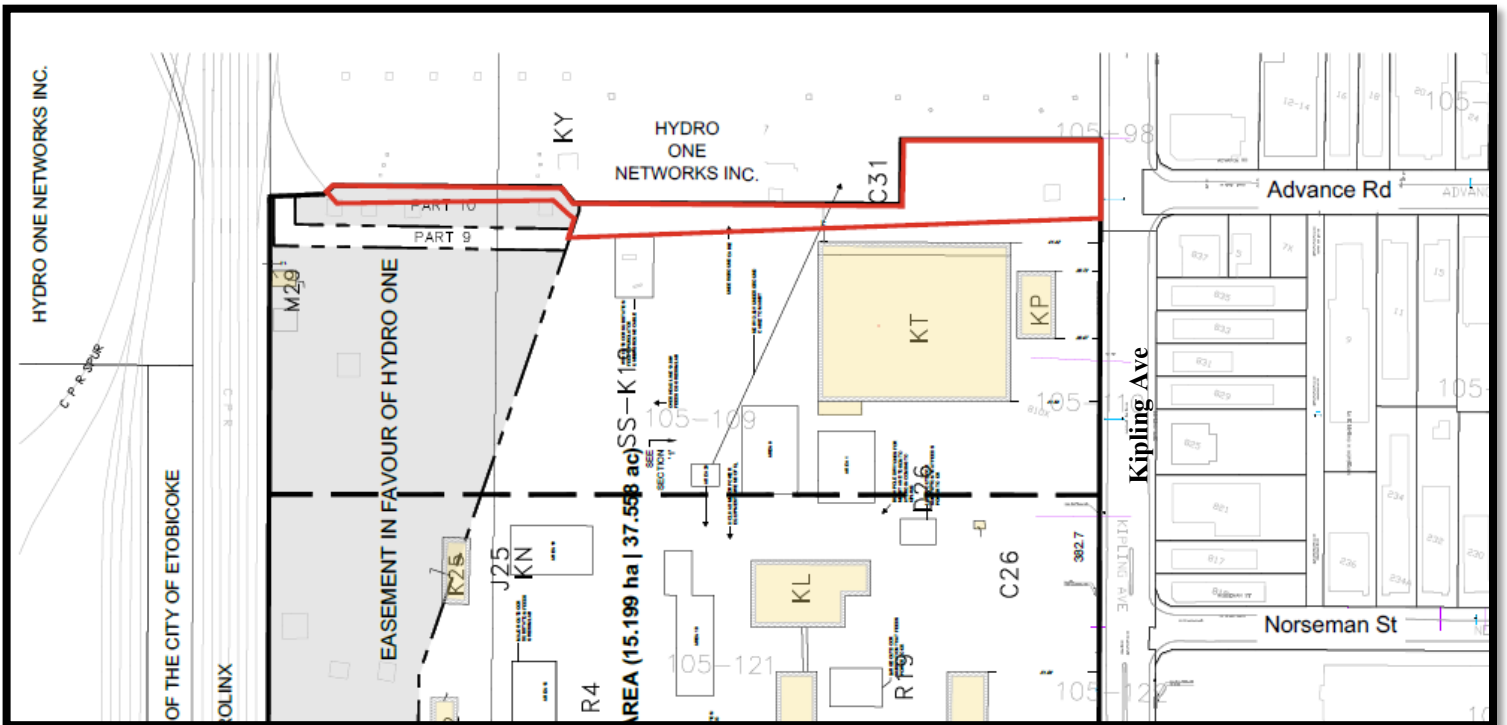
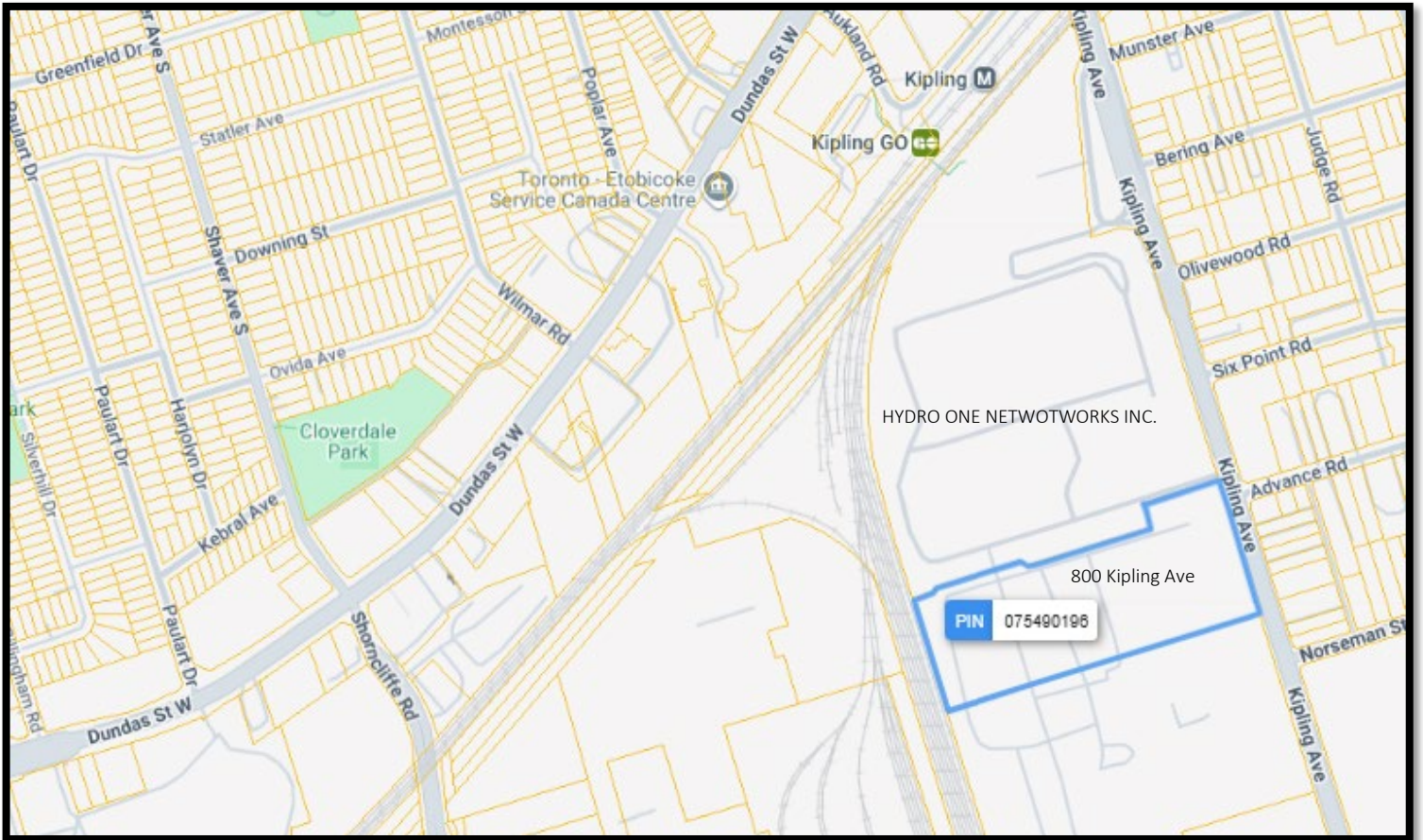
Title	Date	Recommended/ Approved
Manager, Real Estate Services	Oct. 10, 2025	Signed by Leila Valenzuela
Director, Real Estate Services	Oct 28, 2025	Signed by Alison Folosea
Executive Director, Corporate Real Estate Management	Oct. 29,2025	Signed by Patrick Matozzo
Deputy City Manager, Corporate Services	Nov. 4, 2025	Signed by David Jollimore
Return to: Sami Aljundi, Real Estate Services, Metro Hall, 2nd fl Sami.aljundi@toronto.ca		

Consultation with Councillor(s):						
Councillor:	Amber Morley					
Contact Name:	Asli Mumin					
Contacted by	Phone	X	E-mail		Memo	Other
Comments:	No Objection					
Councillor:						
Contact Name:						
Contacted by	Phone		E-mail		Memo	Other
Comments:						

Consultation with other Division(s):			
Division:	Create TO	Division:	Financial Planning
Contact Name:	Melita Varga	Contact Name:	Karen Liu
Comments:	No Objection	Comments:	No Objection
Real Estate Law Contact:	Jay Gronc	Date:	

Appendix "A"

Location Map



Surplus portion is approximately outlined in red

Appendix "B"

Reference Plan 66R-33588

